

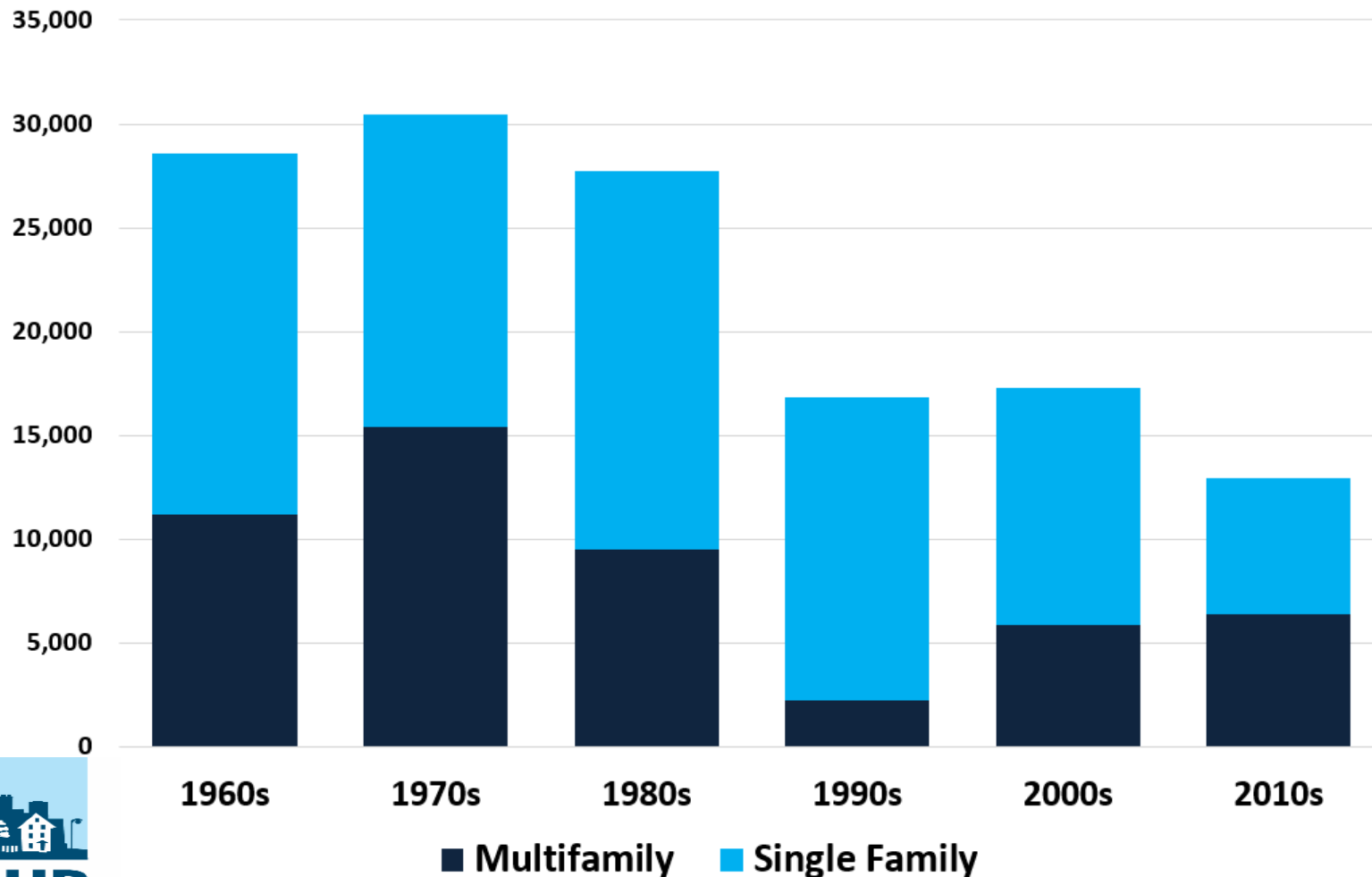
Dana LeWinter

Municipal Engagement Director

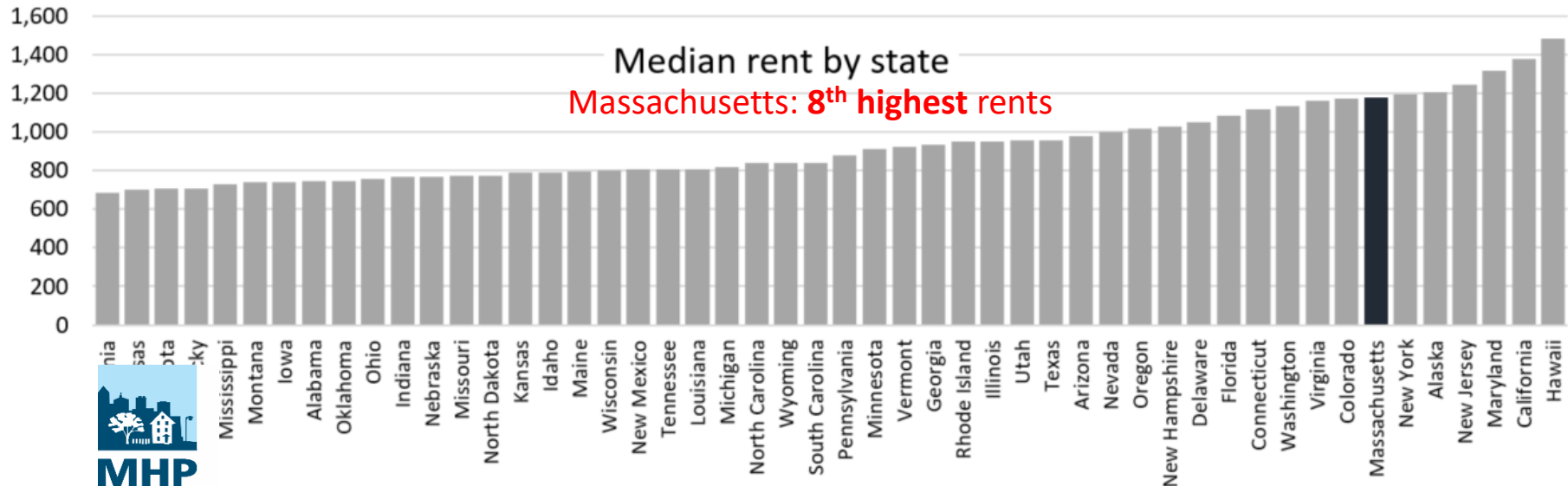
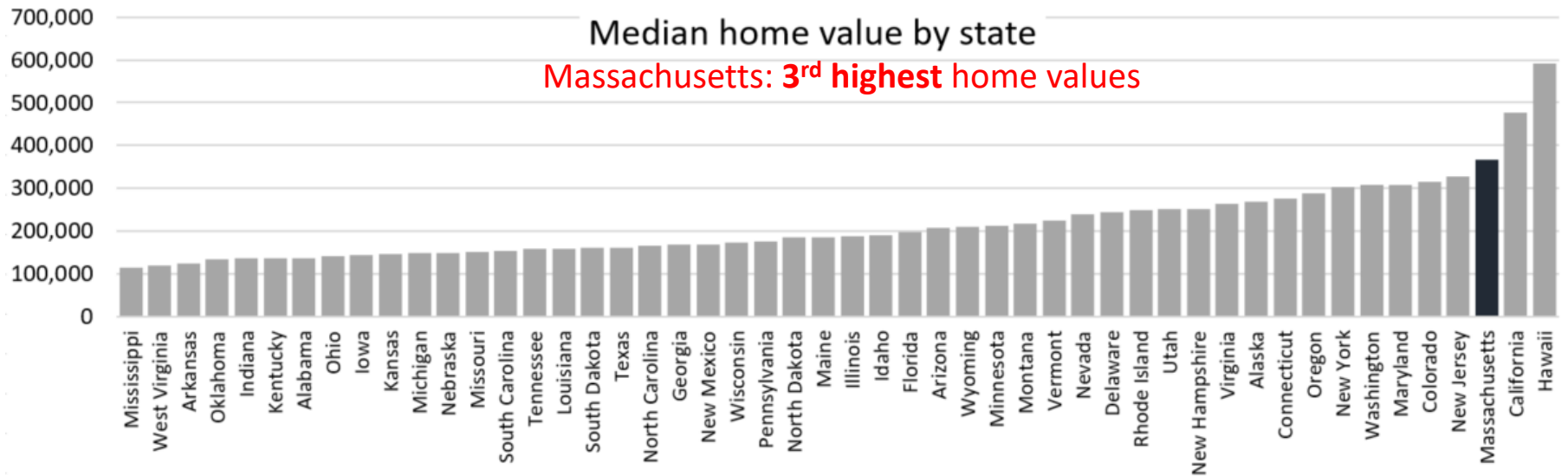


State producing fewer units

Annual Housing Production in Massachusetts by Decade
(through 2016)



Massachusetts' housing costs are among the highest in the nation

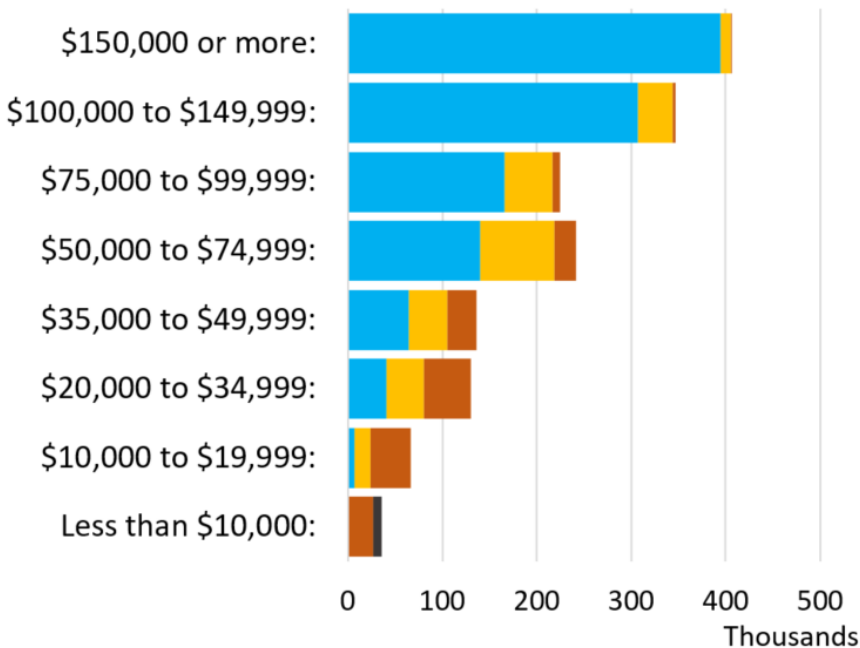


Many households are struggling with affordability

182,801

Severely burdened owner households

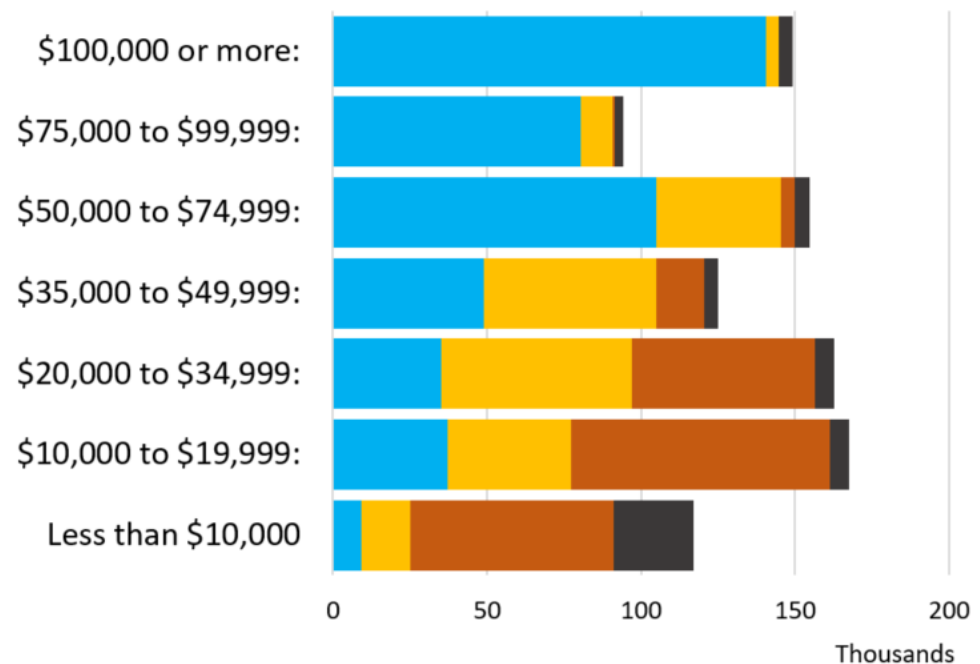
Households by ownership cost burden



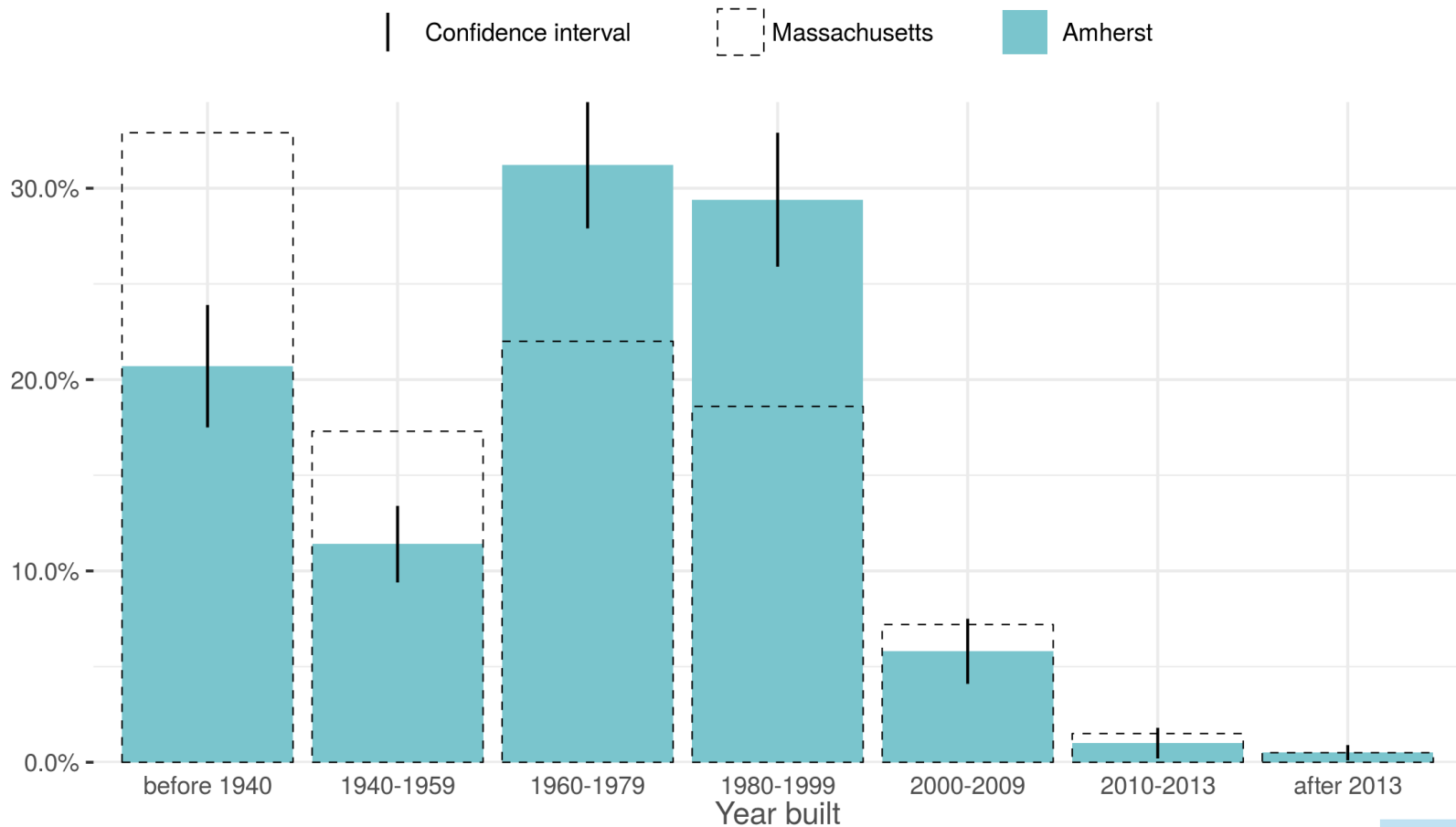
230,585

Severely burdened renter households

Households by rent burden

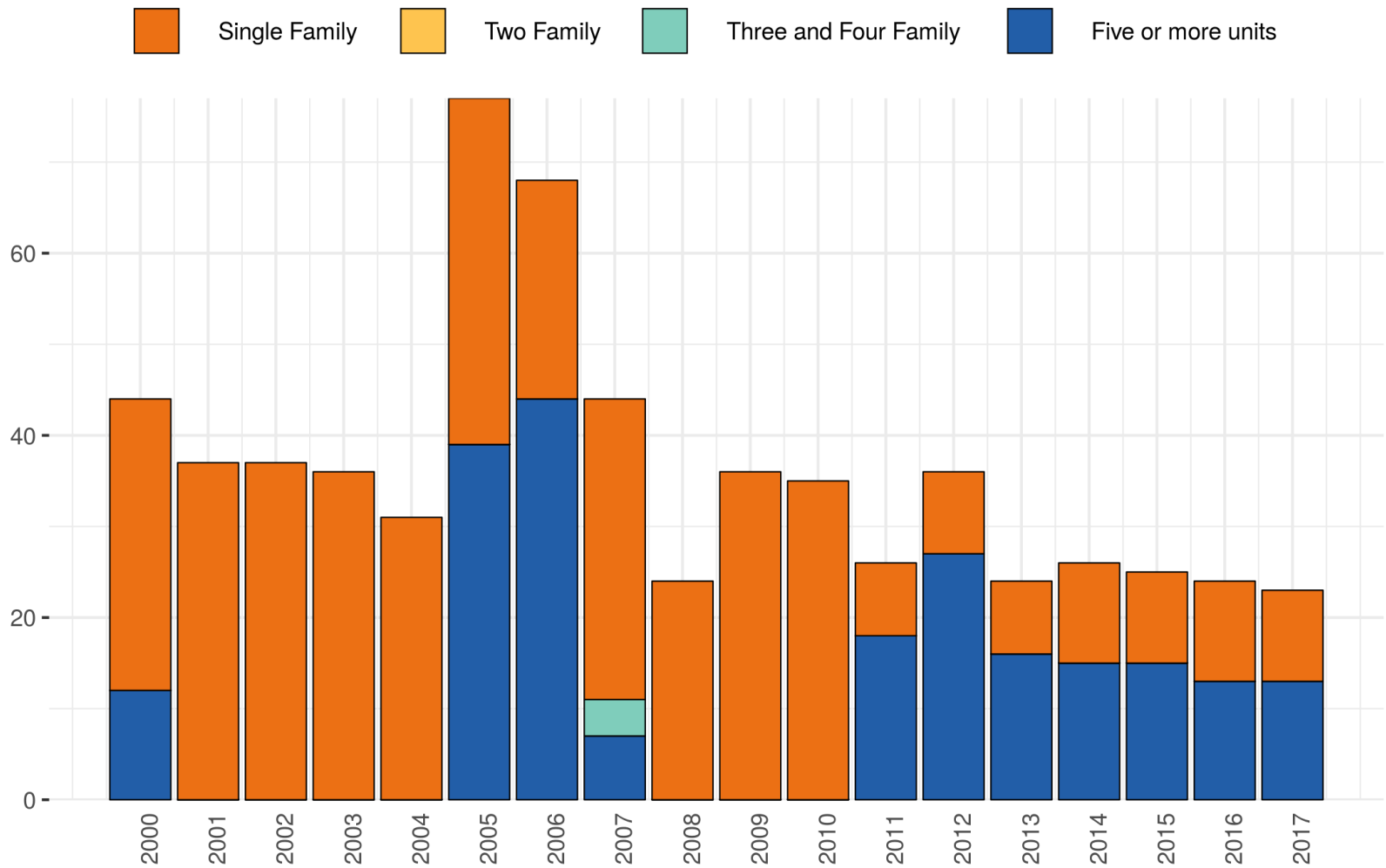


Housing stock by year built Amherst v. State



Source: U.S. Census Bureau American Community Survey, 2013-2017 5-year estimates
Table S2504: Physical Housing Characteristics for Occupied Housing Units

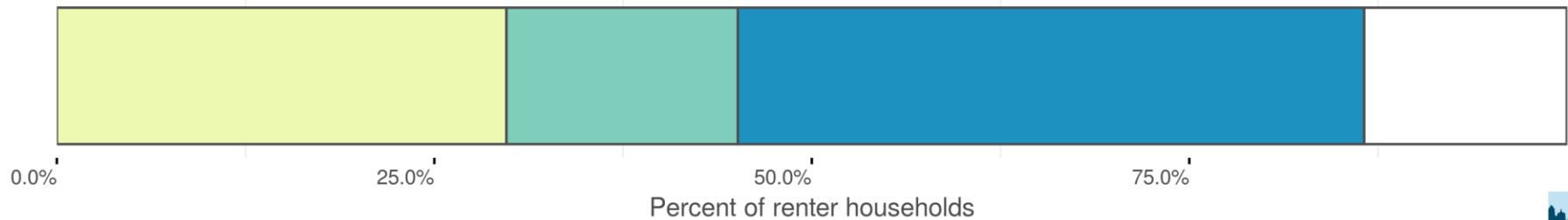
Annual housing units permitted by building type in Amherst



Source: U.S. Census Bureau - Annual Building Permit Survey (Reported and Imputed)

Amherst renter households by cost burden

Not Cost Burdened
 Cost Burdened
 Severely Cost Burdened
 Not Computed

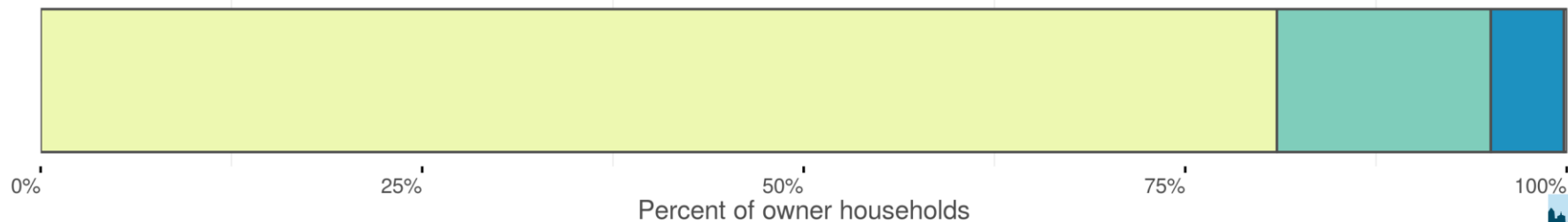


Source: U.S. Census Bureau American Community Survey, 2013-2017 5-year estimates.
Table B25070: Gross rent as a percentage of household income in the past 12 months



Amherst owner households by cost burden

Not Cost Burdened
 Cost Burdened
 Severely Cost Burdened
 Not Computed



Source: U.S. Census Bureau American Community Survey, 2013-2017 5-year estimates. Table B25091:
Mortgage Status by selected monthly owner costs as a percentage of household income in the past 12 months



Municipal Advantages to 40R



**CHESTNUT
PARK
APARTMENTS**

HOLYOKE

- Allows municipalities to be proactive about district location and development
- Can allow municipality more control over density limits and design guidelines
- Can protect against an unwanted 40B application
- Financial incentives